

A G E N D A

BUILDING COMMITTEE

September 27, 2000
11:00 A.M. ORTA Conference Room

STATE ADMINISTRATIVE BOARD

October 3, 2000
11:00 A.M. Senate Appropriations Room
3rd Floor Capital

REVISIONS TO CONSTRUCTION CONTRACTS

1. DEPARTMENT OF MANAGEMENT AND BUDGET, SAGINAW – Saginaw State Office Building – Building Renovations & Upgrade
File No. 071/99070.JDM – Index No. 11153
JR Heineman & Sons, Inc., Saginaw; CCO No. 3, Incr. \$209,245.00
2. DEPARTMENT OF HIGHER EDUCATION, MT. PLEASANT – Central Michigan University – Library Remodeling & Addition
File No. 332/98061.IJH – Index No. 52052
The Christman Company, Lansing; CCO No. 3, Incr. \$961,146.00
3. DEPARTMENT OF STATE POLICE, LANSING – Forensic Science Laboratory – Construction of New Laboratory
File No. 551/97275.DCS – Index No. 53008
Clark Construction Company, Lansing; CCO No. 14, Incr. \$171,729.00
4. DEPARTMENT OF ENVIRONMENTAL QUALITY, MUSKEGON – Zephyr Naph Sol Site – Design, Installation & Operation of Groundwater & Free Product Collection System
File No. 761/98333.AGY – Index Nos. 47817 & 47814
Superior Environmental Corporation, Marne; CCO No. 3, Incr. \$371,312.66
5. DEPARTMENT OF ENVIRONMENTAL QUALITY, OCEANA COUNTY – Stony Lake Oil Field – Soil Remediation
File No. 761/99323.AGY – Index Nos. 71682 & 71521
M.L. Chartier, Inc., Fair Haven; CCO No. 1, Incr. \$131,179.65

STATE OFFICE BUILDING RATES

6. 1984 PA 431, provides for and directs the Department of Management and Budget to determine annually the prevailing market rental value of all State-owned office facilities, subject to approval of the State Administrative Board.

For this purpose, the following rental rate schedule, indicating the annual rate per square foot of rentable area, is applicable for the Fiscal Year 2000-2001.

RENTAL DETAIL BY BUILDING	Occupancy Charge Per Square Foot
Lansing:	
Mason	\$20.00
Treasury	20.00
Williams	20.00
Cass	20.00
Wagoner	20.00
Ottawa	20.00
Hannah	20.00
Romney	20.00
Lottery	20.00
Public Health	16.00
Secondary Complex:	
Secretary of State	18.50
General Office Building	19.00
State Police Training Academy	21.00
Outstate Offices:	
Jackson	17.00
Flint	15.50
Saginaw	16.00
Detroit Plaza	18.30
Detroit Labor	16.60
Grand Rapids	19.00
Escanaba	13.00
Traverse City	12.00

LICENSE-STATE OWNED

7. DEPARTMENT OF COMMUNITY HEALTH, MILAN - New License (#10856) from October 1, 2000 through September 30, 2003 between the Michigan Department of Community Health, as Licensor, and Sprint Spectrum L.P., A Delaware Limited Partnership, whose address is c/o Michigan Real Estate, 9701 W. Higgins Road, Suite 320, Rosemont, Illinois 60018, as Licensee, for 300 square feet of ground space and the right to locate up to 12 antennas on the existing water tower located at the Ypsilanti State Hospital, Center for Forensic Psychiatry, 3501 Willis Road, Milan, Michigan 48160. The annual license fee for the use of ground and tower is \$18,000.00 (\$1,500.00 per month). This fee does not include any services by the Licensor. This License contains one five-year renewal option at the same license fee as adjusted under the terms of the License. This License has been approved by the Attorney General as to legal form. Source of Funds: Income to the State.

LEASES FOR PRIVATE PROPERTY

Leases with services provided or paid by the State as noted.

8. DEPARTMENT OF NATURAL RESOURCES, ESCANABA – Renewal of lease (#7500) from September 1, 2000, through August 31, 2005, with Donald F. and Paula Marvic, Husband and Wife, Ogden Oaks, P.O. Box 361, Escanaba, Michigan 49829, for 2,936 square feet of office, laboratory, and warehouse space and 25 parking spaces located at 1601 Ludington Street, Escanaba. The annual per square foot rental rate for this space is \$7.69 (\$1,881.00 per month). This rate does not include janitorial services and supplies for laboratory and storage area. Effective June 15, 2002, and every subsequent June 15, any increase or decrease in real estate taxes per annum will be adjusted and paid on an annual basis. This space provides work stations for 6 employees. This lease has been approved by the Attorney General as to legal form. Source of Funds: 70% Restricted Funds; 30% General Fund.
9. DEPARTMENT OF STATE, CADILLAC – Renewal of lease (#7525) from November 21, 2000, through November 20, 2005, with EIG Cadillac Mall, LLC, A Delaware Limited Liability Company, c/o Equity Investment Group, 111 East Wayne Street, Suite 500, Fort Wayne, Indiana 46802-2603, for 2,310 square feet of office space located at 1574 North Mitchell Street, Cadillac. The annual per square foot rental rate for this space is \$14.81 (\$2,850.00 per month). This rate does not include heat, electricity, water/sewer, janitorial services and supplies, and rubbish removal. This space provides work stations for seven employees. This lease has been approved by the Attorney General as to legal form. Source of Funds: 93% Restricted General Funds; 7% General Fund.

10. DEPARTMENT OF STATE, SOUTHGATE – Renewal of Sub-lease (#7606) from October 1, 2000, through September 30, 2004, with Walpath Centers Partnership, A Michigan Partnership, c/o Broder and Sasche Real Estate Services, 31700 Middlebelt Road, Suite 165, Farmington Hills, Michigan 48334, for 2,803 square feet of office space and 969 common parking spaces located at 14840 Dix-Toledo, Southgate. The annual per square foot rental rate for this space is \$14.00 (\$3,270.17 per month). Effective October 1, 2002, through September 30, 2004, the annual per square foot rental rate for this space is \$15.00 (\$3,503.75 per month). This rate does not include heat, electricity, water/sewer, janitorial services and supplies, replacement of fluorescent tubes and bulbs, interior building maintenance, and rubbish removal. Effective June 15, 2000, and every subsequent June 15, any increase or decrease in real estate taxes and insurance per annum will be adjusted and paid on an annual basis. This lease has been approved by the Attorney General as to legal form. Source of Funds: 93% Restricted General Funds; 7% General Fund.
11. DEPARTMENT OF STATE POLICE, ALPENA – Lease (#10829) from December 1, 2000, through November 30, 2020, with Bruce and Julie Dietz, Husband and Wife, 105 Glenridge, Alpena, Michigan 49707 for 11,548 square feet of office space and 40 parking spaces located at 3283 West Washington Avenue, Alpena. The annual per square foot rental rate for this space is \$14.87 (\$14,306.00 per month). This rate does not include heat, electricity, water/sewer, janitorial services and supplies, replacement of fluorescent tubes and bulbs, ground maintenance, snow removal, rubbish removal, and pest control. Effective June 15, 2003, and every subsequent June 15, any increase or decrease in real estate taxes per annum will be adjusted and paid on an annual basis. This lease contains two five-year renewal options. Effective December 1, 2020, through November 30, 2025, the annual per square foot rental rate is \$15.87 (\$15,185.00.00 per month). Effective December 1, 2025, through November 30, 2030, the annual per square foot rental rate for this space is \$16.87 (\$16,230.67 per month) with continuation of above-stated adjustment provision. This space provides work stations for 27 employees. This lease contains an Option to Purchase at fair market value. This lease has been approved by the Attorney General as to legal form. Source of Funds: 100% General Fund.

12. DEPARTMENT OF STATE POLICE, HASTINGS – Renewal of lease (#6563) from October 1, 2000, through September 30, 2010, with JSL Associates, A Michigan General Partnership, 1127 West State Street, Hastings, Michigan 49058, for 4,174 square feet of ground floor office space and 41 in common parking spaces located at 1127 West State Street, Hastings. The annual per square foot rental rate for this space is \$10.50 (\$3,652.25 per month). This rate does not include heat, electricity, water/sewer, interior building maintenance, exterior building maintenance, ground maintenance, snow removal, rubbish removal, parking lot repair and maintenance, roof maintenance, and mechanical supervision and administration. Effective June 15, 2001, and every subsequent June 15, any increase or decrease in operating expenses and real estate taxes per annum will be adjusted and paid on an annual basis. This lease has been approved by the Attorney General as to legal form. Source of Funds: 100% General Fund.
13. DEPARTMENT OF TREASURY, LANSING – New lease (#10758) from October 1, 2000, through September 30, 2005, with Kerrins, L.L.C., A Michigan Limited Liability Company, P.O. Box 14073, Lansing, Michigan 48901, for 16,115 square feet of office space and 63 parking spaces located at 1001 Terminal Road, Suite B, Lansing. The annual per square foot rental rate for this space is \$12.50 (\$16,786.46 per month). This rate does not include heat, electricity, and water/sewer. Effective June 15, 2001, and every subsequent June 15, any increase or decrease in real estate taxes per annum will be adjusted and paid on an annual basis. Consumer Price Index adjustment due October 1, 2001 and every October 1, based on 50% of the increase or decrease. This lease contains two five-year renewal options, with the annual per square foot rental rate of \$14.00, (\$18,800.83 per month) for the first five year option and with the annual per square foot rental rate of \$16.00 (\$21,486.67 per month), for the second five year renewal option with continuation of above-stated adjustment provisions. This space provides work stations for 32 employees. This lease supersedes and cancels a rental agreement approved by the Real Estate Director on October 14, 1999. This lease has been approved by the Attorney General as to legal form. Source of Funds: 69% Restricted General Funds; 31% General Fund.

ADDENDUMS TO LEASES FOR PRIVATE PROPERTY

14. DEPARTMENT OF CAREER DEVELOPMENT, LUDINGTON – Addendum #1 to sublease (#10718) approved by the State Administrative Board on February 15, 2000, Item #14, between Michigan Works! West Central, Act 8 of P.A. 1967, as Sublessor, and the State of Michigan, Department of Career Development, as Sublessee, for space located at 5722 West US 10, Ludington. This addendum provides for an additional 270 square feet (total square feet 462). Annual rental for the additional square footage is \$2,400.00 (\$8.89 per square foot). The new total annual rental for the combined space will be \$4,812.00 (\$10.42 per square foot). This additional space will provide work stations for one additional employee (total of two employees). This addendum becomes effective upon the last State Governmental approval and continues to the termination date of the lease June 30, 2003, or any extension. This addendum has been approved by the Attorney General as to legal form. Source of Funds: 75% Federal Funds; 25% General Fund.
15. FAMILY INDEPENDENCE AGENCY, DETROIT – Addendum #2 to lease (#2539) approved by the State Administrative Board on August 16, 1977, Item #18, between Terry and Sandra Grosslight and D. JoAnne Jackson, and subsequently assigned to D. JoAnne Jackson, Revocable Living Trust Agreement, as Lessor, and the State of Michigan, Family Independence Agency, as Lessee, for space located at 17330 Greydale, Detroit. This addendum provides for the Lessor to do renovations, updates to the building with costs to be amortized over a sixty month period. Total square feet 29,914. This addendum becomes effective upon the last State Governmental approval and continues on through the termination date of the lease. This addendum has been approved by the Attorney General as to legal form. Source of Funds: 45% Federal Funds; 55% General Fund.

SUPPLEMENTAL A G E N D A

BUILDING COMMITTEE

September 27, 2000
11:00 A.M. ORTA Conference Room

STATE ADMINISTRATIVE BOARD

October 3, 2000
11:00 A.M. Senate Appropriations Room
3rd Floor Capital

REVISION TO CONSTRUCTION CONTRACT

DEPARTMENT OF MANAGEMENT AND BUDGET, LANSING – Lewis Cass Building –
Exterior Wall Restoration & Waterproofing of Foundation Walls
File No. 071/98078.JAN – Index No. 10905
Cuscack's Masonry Restoration, Inc., Hubbardston; CCO No. 5, Incr. \$95,600.00